

City of Lowell Zoning Board of Appeals Agenda



4/26/2021 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 4/26/2021 at 6:30 PM.

Due to the COVID-19 pandemic, the meeting will not occur in-person. Please use one of these four options to access the meeting:

1. Join the meeting from your computer, tablet, or smartphone: <https://lowellma.zoom.us/j/81514539604>
2. Call (646) 558-8656 and enter the MEETING ID: 815 1453 9604
3. Watch LTC Channel 99
4. Watch online at: <https://www.ltc.org/watch/channel-99/>

Review all application documents online at: <https://www.lowellma.gov/1099/Zoning-Board>

I. Continued Business

ZBA-2021-5

Petition Type: **Variance**

Applicant: **Lupoli Companies, LLC**

Property Located at: **330 Jackson Street 01852**

Applicable Zoning Bylaws: **Section 5.1**

Petition: **Lupoli Companies, LLC seeking Variance approval to construct an 8-story, 548 space parking structure at 330 Jackson Street. The property is in the Hamilton Canal Innovation District (HCID). The proposal requires Variance relief from Section 10.3.8(3) Building Form Standards for Parcel 1 and any other relief required under the Lowell Zoning Ordinance.**

ZBA-2021-1

Petition Type: **Variance**

Applicant: **Lorenzo Arpini**

Property Located at: **74-76 Chapel Street 01852**

Applicable Zoning Bylaws: **Section 6.1**

Petition: **Lorenzo Arpini has applied to the Zoning Board of Appeals seeking Variance approval to convert a 3-family home into a 4-family home. The property is located in the Urban Multi-Family (UMF) zoning district. The existing home at 74-76 Chapel Street requires a Variance under Section 6.1 for off-street parking requirements, a Site Plan Review under Section 11.4 for the conversion of a residential structure with more than 3 dwelling units, and any other relief required under the Lowell Zoning Ordinance.**

ZBA-2021-7

Petition Type: **Special Permit**

Applicant: **78-79 Lakeview Avenue LLC**

Property Located at: **78 Lakeview Avenue 01850**

Applicable Zoning Bylaws: **Section 6.3**

Petition: **78-79 Lakeview Avenue LLC has applied to the Zoning Board of Appeals seeking Special Permit approval to erect an internally illuminated sign at 78-79 Lakeview Avenue. The property is located in the Urban Mixed Use (UMU) zoning district. The proposed application requires a Special Permit from the Zoning Board of Appeals under Section 6.3 and for any other relief under the Lowell Zoning Ordinance.**

ZBA-2021-4

Petition Type: **Special Permit**

Applicant: **Coljack Development Corporation**

Property Located at: **698-706 Lawrence Street 01852**

Applicable Zoning Bylaws: **Article XII**

Petition: **Coljack Development Corporation has applied to the Zoning Board of Appeals for Special Permit approval to construct a duplex at 698-706 Lawrence Street. The subject property is located in the Traditional Mixed Use (TMU) zoning district and requires a Special Permit under Article XII for use, and for any other relief required under the Lowell Zoning Ordinance.**

II. New Business

ZBA-2021-8

Petition Type: **Special Permit and Variance**

Applicant: **Lowell Housing Authority**

Property Located at: **81 Farmland Road 01850**

Applicable Zoning Bylaws: **Section 4.5, and Section 6.1**

Petition: **Lowell Housing Authority has applied to the Zoning Board of Appeals for Special Permit and Variance approval to extend the existing non-conforming use, and non-conforming number of off-street parking spaces per dwelling unit for the addition of an ADA accessible residential unit and parking space. The subject property is located in the Traditional Multi-Family (TMF) zoning district. The proposal requires Special Permit approval under Section 4.5 for non-conforming uses, and Variance approval under Section 6.1 for parking requirements, and any other relief required under the Lowell Zoning Ordinance.**

III. Other Business:

Minor Modification: 207 Wentworth Avenue 01852

The applicant is seeking a minor modification for a previously approved Variance to construct an addition to a single-family home. The applicant is seeking to change the style of the home due to rot that was found in the gambrel, the proposed exterior would resemble a colonial style home.

Minutes for Approval:

March 22, 2021

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by April 12, 2021 and April 19, 2021